

FOR LEASE

1115 E Washington St. Brownsville, Tx 78520
 Latitude and Longitude | 25.902169, -97.497801
 Available Space | 4,693 SQ. FT.







Highlights

- 4,639 SQ.FT. total area
- Located in Downtown Brownsville
- One mile from the Cameron County/ City Law Enforcement offices
- 2 miles away from Gladys Porter Zoo with over 424,000 visitors per year
- International Bridges surrounding the area
- University of Texas at Rio Grande Valley and Texas Southmost College within 2 miles

Traffic Count

- E Washington St. to E 9th St SE: 12,954
- E 12th St E Levee St SW: 5,873

Nearest

			
INTERNATIONAL	HOSPITAL	AIRPORT	HIGHWAY
🕒 28 min 🚗 14.2 mi	🕒 2 min 🚗 0.5 mi	🕒 12 min 🚗 9.2 mi	🕒 13 min 🚗 7.6 mi

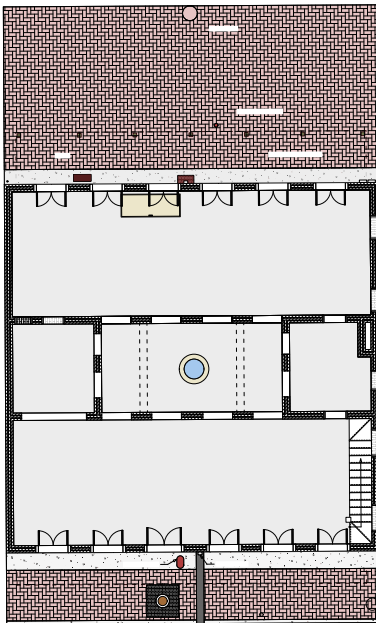
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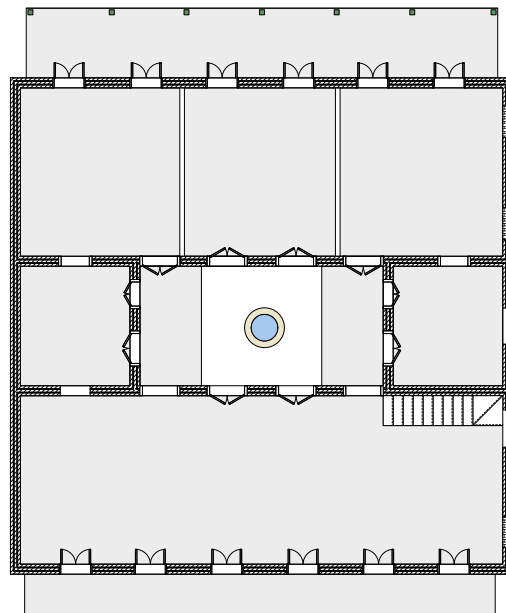
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1ST FLOOR PLAN



2ND FLOOR PLAN



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A Varco REAL ESTATE PROJECT



Demographics

Population	1 Mile	3 Mile	5 Mile
	11,742	63,578	154,416

Daytime Population	1 Mile	3 Mile	5 Mile
	17,801	77,885	157,507

Median HH Income	1 Mile	3 Mile	5 Mile
	\$22,699	\$34,347	\$43,019



CLAUDIA AYARZAGOITIA

Director of Sales and Leasing

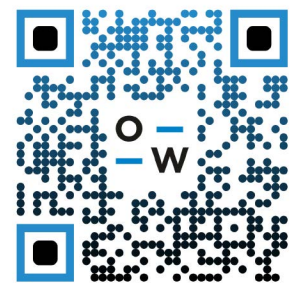
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